

CONSERVATION COMMISSION PUBLIC HEAR

May 25, 2010

FINAL

The meeting was called to order at 7:00 p.m. by the Chairperson Jay Diener at the Hampton Town Office Meeting Room. Commission Members present were Ellen Goethel, Nathan Page, Sharon Raymond, Barbara Renaud. Commission Member Dr. Ralph Falk was absent. Alternate Steven Scaturro was present. Rayann Dionne, Conservation Commission Coordinator, was present. There was no representation from the Planning Board.

The Minutes of April 27, 2009 were reviewed and accepted with corrections noted.

The site walk was held on Saturday, May 22, 2010, at 9:00 a.m. meeting at the Town Office Parking Lot.

- A. 9 Cora Ave.
- B. 183 Island Path
- C. 47 Pearl St.
- D. 44 Smith Ave.

BETA GROUP, Inc. - Philip Paradis

This was a presentation identifying drainage issues. The following streets were identified: Cogger Sreet, Barbour Road, Mill Road, and Vanderpool Drive. Also identified was behind Depot Square. Ice Pond was also discussed.

NHDES APPLICATIONS

- A. 9 Cora Ave.
Steve Yuse

This minimum impact application is for the construction of a 40' x 20' building. This is to build a single family home of approximately 1,000 sq. ft. After a discussion, Mr. Tilton motioned to not sign the minimum impact application, seconded by Mr. Page. All were in favor. Mrs. Goethel suggested moving the building 10' leaving 5' in the buffer. The Commission was in favor of moving the house and signing the new DES permit. The applicant offered to redesign the house so that it is entirely outside of the buffer. In a sense of the Board's poll, the members said they would likely agree to sign the minimum impact DES application if he structure was completely outside of the buffer.

SPECIAL PERMITS

- A. 183 Island Path
Anthony Silva

This special permit is for the replacement of an existing shed (8' x 12'). After a brief discussion, Ms. Renaud motioned to recommend the granting of the Special Permit for the replacement of an existing 8' x 12' shed with a new 8' x 12' shed within the 50 ft wetland conservation district moving the shed 4' towards the road and away from the salt marsh. Mr. Scaturro seconded the motion. Mr. Diener amended the motion to include removing material located under the section of the original shed. Mrs. Goethel seconded the amended motion. All were in favor. The following stipulations and the usual stipulations apply to the motion:

1. Applicant has agreed to move the footprint of the shed 4 ft towards the road and away from the salt marsh.
2. Applicant has agreed to clean out the blocks and other material located beneath the section of the original shed that will now be exposed due to the requested shift in placement. This exposed area will also

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SPECIAL PERMITS (Cont)

A. 183 Island Path

3. Applicant has agreed to place the shed on cement blocks at a height of at least 6" above the ground. This will allow water to flow freely under the shed during high tides and storm events.

4. Applicant has agreed to remove grass clippings that have been dumped into the salt marsh.

B. 47 Pearl Street

Thomas Mirabito

Paul Powell, Agent

This Special Permit is for the construction of a sunroom (15' x 19.6') and steps. After a brief discussion, based on the plan, only a portion of the proposed sunroom would be built within the 50' wetland conservation district. Ms. Raymond motioned to recommend the granting of this Special Permit with the following stipulations and Mrs. Goethel added to the motion that the North Westerly corner of the property be left in a naturally vegetation state:

1. Excavation and soil disturbances must only be associated with the digging of the 4 sonotubes along the western side of the sunroom as noted on the plan dated 5/10/03 and signed and dated by the Chair. The height of the sonotubes will be such that the floor of the sunroom is level with the existing structure.

2. Mitigation for the addition of sealed surface in the 50' buffer will involve allowing a minimum of 150 sq. ft. of existing lawn in the northwestern corner of the property to be designated and left to return to its natural vegetated state. Applicant has agreed to install 3 granite markers along the edge to delineate this area and deter future mowing.

Ms. Renaud seconded the motion and all were in favor.

C. 9 Cora Ave.

Steve Yuse

Based on the plan, only a portion of the proposed structure would be built within the 50 ft wetland conservation district. After a long discussion, the applicant decided to redesign the building so that the building foot print would be entirely outside of the 50 ft. buffer. They agreed to withdraw their application for the Town Special Permit for the structure in the submitted plans. Applicant understands that if the redesigned plan involves any permanent or temporary impacts in the 50 ft buffer a Town Special Permit would be needed.

PLANING BOARD REFERRALS

None

BOARD OF SELECTMEN REFERRALS

None

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APPOINTMENTS

- A. 44 Smith Ave.
Glenn Robbins
Stu and Priscilla Fanning , Agents

This appointment was for the demolition permit for a shed and mitigation modification. The Commission met with the Fannings to discuss a modified mitigation plan. The original mitigation plan involved removing 130 sq ft of an existing cement shuffle board court located within the 50 ft wetland conservation district. The applicant would like to replace this plan with a new one which uses the area generated from reducing the size of an existing shed located in the 50 ft. buffer as mitigation. The new mitigation plan would result in a sealed surface surface reduction of 138.125 sq ft. Mr. Page motioned in favor of this mitigation modification because the new mitigation area is closer to the wetland edge. Mrs. Goethel seconded. With Mr. Scatturo abstaining, all were in favor. The Commission will send a letter to the Planning Board requesting that the Town Special Permit be revised to include this mitigation plan in place of the original option.

PLANNING BOARD ACTIONS

1. 52 Tide Mill Rd
Fence Installation. Approved.
2. 1060 Ocean Blvd.
Repair riprap seawall. Approved.

ZONING BOARD ACTIONS - DECISIONS

None

DES ACTIONS

None

OLD BUSINESS

- A. 124 Landing Road
Tuck Realty Corporation

Drainage addendum submitted 5-14-10. The Commission reviewed the Drainage Analysis and Drainage Addendum (May 14, 2010) and the respective plans for the 3-Lot subdivision for 124 Landing Rd, the Commission appreciates this opportunity to provide some additional feedback. The Commission still supports their position expressed in the April Departmental review letter regarding their concerns about the potential impacts of this subdivision on the overall drainage in this area. The Town of Hampton is currently dealing with serious and wide-spread drainage issues and it would certainly not be in the Town's best interests to support a new project where alterations to poorly drainage soils could adversely impact the adjacent wetland and neighboring properties. Mrs. Goethel motioned to send a letter to the Planning Board with the Commissions' concerns before the Planning Board makes a final decision on the 3-Lot subdivision. Mr. Page seconded the motion. All were in favor.

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NON PUBLIC SESSION

Mr. Diener called for a Roll Call to go into Non-Public Session at 9:30 p.m.

Mr. Page motioned to end the Non-Public Session at 9:50 p.m.

NEW BUSINESS

A. Dow property on White's Lane

B. The LCHIP grant round is for July 1, 2010.

CONSERVATION COORDINATOR UPDATE

TREASURER'S REPORT

The next meeting of the Conservation Commission Public Hearing will be held on Tuesday, June 22, 2010, meeting in the Town Office Meeting Room. The site walk will be announced and will start at the Town Office Parking Lot.

Mr. Page motioned to adjourn at 10:30 p.m. seconded by Mr. Scaturro. All were in favor.

Respectfully submitted,



Sue Launi
Secretary